

013.A

0008

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
805,300 / 805,300
805,300 / 805,300
805,300 / 805,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27-29		BURCH ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: MARGE IAN M		
Owner 2: BARTON BROOKE D		
Owner 3:		
Street 1: 27 BURCH ST		
Street 2:		

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER	
Owner 1: DASILVA NUNO ALEXANDRE CN & -	
Owner 2: ALMEIDA SONIA -	
Street 1: 27-29 BURCH ST UNIT 2	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Wood Shingle Exterior and 2019 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7261																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	805,300			805,300		314108
							GIS Ref
							GIS Ref
							Insp Date
							06/08/18

PREVIOUS ASSESSMENT								Parcel ID	013.A-0008-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	805,300	0	.	.	805,300		Year end	12/23/2021
2021	102	FV	744,700	0	.	.	744,700		Year End Roll	12/10/2020
2020	102	FV	733,500	0	.	.	733,500	733,500	Year End Roll	12/18/2019
2019	102	FV	650,200	0	.	.	650,200	650,200	Year End Roll	1/3/2019
2018	102	FV	632,900	0	.	.	632,900	632,900	Year End Roll	12/20/2017
2017	102	FV	577,200	0	.	.	577,200	577,200	Year End Roll	1/3/2017
2016	102	FV	577,200	0	.	.	577,200	577,200	Year End	1/4/2016
2015	102	FV	525,000	0	.	.	525,000	525,000	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
DASILVA NUNO AL	158-176	2	9/15/2020		930,000
GOGOS JAMES S,	121-35		6/1/2012		510,000

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
12/21/2020		SQ Returned							12/21/2020	SQ Returned	MM	Mary M												
11/19/2020		SQ Mailed							11/19/2020	SQ Mailed	MM	Mary M												
10/23/2020		Mail Update							10/23/2020	Mail Update	MM	Mary M												
6/8/2018		Measured							6/8/2018	Measured	DGM	D Mann												
4/30/2013		NEW CONDO							4/30/2013	NEW CONDO	BR	B Rossignol												
9/1/2012		MLS							9/1/2012	MLS	EMK	Ellen K												

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Patriot Properties Inc.
USER DEFINED
Prior Id # 1: 10721
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:

PRINT Date Time
12/30/21 21:37:08
LAST REV Date Time
12/21/20 11:22:36
mmcmakin
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 99 - Condo Conv		Full Bath: 2	Rating: Very Good	A Bath:	Rating:																					
Sty Ht: 1A - 1 Sty +Attic		3/4 Bath:	Rating:	A 3QBth:	Rating:																					
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																					
Foundation: 2 - Conc. Block		OthrFix:	Rating:	RESIDENTIAL GRID																						
Frame: 1 - Wood		OTHER FEATURES			1st Res Grid Desc: Line 1 # Units 1																					
Prime Wall: 1 - Wood Shingle		Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O										
Sec Wall:	%	A Kits:	Rating:	Other																						
Roof Struct: 1 - Gable		Frl:	Rating:	Upper																						
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																						
Color: MUSTARD					Lvl 1																					
View / Desir: N - NONE					Lower																					
GENERAL INFORMATION				CONDOS INFORMATION				RESIDENTIAL GRID																		
Grade: C - Average					Totals	RMS: 7	BRs: 4	Baths: 2	HB																	
Year Blt: 1928	Eff Yr Blt:				REMODELING																RES BREAKDOWN					
Alt LUC:	Alt %:				Exterior:																No Unit RMS BRS FL					
Jurisdict: G14	Fact: .				Interior:																1 7 4					
Const Mod:				Additions:																						
Lump Sum Adj:				Kitchen:																						
INTERIOR INFORMATION				DEPRECIATION			Baths:																			
Avg Ht/FL: STD	Phys Cond: VG - Very Good 4.6 %			Plumbing:																						
Prim Int Wal 2 - Plaster	Functional: %			Electric:																						
Sec Int Wall:	%	Economic: %			Heating:																					
Partition: T - Typical	Special: %			General:																						
Prim Floors: 3 - Hardwood	Override: %			Totals																1 7 4						
Sec Floors:	%	Total: 4.6 %																								
Bsmt Flr: 12 - Concrete																										
Subfloor:																										
Bsmt Gar:																										
Electric: 3 - Typical																										
Insulation: 2 - Typical																										
Int vs Ext: S																										
Heat Fuel: 2 - Gas																										
Heat Type: 1 - Forced H/Air																										
# Heat Sys: 1																										
% Heated: 100	% AC: 100																									
Solar HW: NO	Central Vac: NO																									
% Com Wal	% Sprinkled																									
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:																		
SPEC FEATURES/YARD ITEMS				PARCEL ID 013.A-0008-0002.0																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value								
More: N	Total Yard Items:				Total Special Features:															Total:						